

MH/DOC/VQ/17

17th November 2022

Rob Griffin
Planning Department
Manchester City Council
PO Box 532
Manchester
M60 2LA

Submitted electronically

Dear Rob,

**Discharge of condition 17 of planning permission 131147/FO/2021
Manchester College, Northenden Campus, Sale Road, Northenden, M23 0DD**

Following our recent planning approval at Manchester College, Northenden, we would now like to submit a part discharge condition application. This relates to condition 17a of planning permission 131147/FO/2021, which states:

“a) Prior to the commencement of above ground works to those residential units identified within Figure 7 of the approved Noise Assessment report prepared by Hepworth Acoustics, a scheme for acoustically insulating the proposed residential accommodation against noise from Princess Parkway and Sale Road shall be submitted to and approved in writing by the City Council as local planning authority.

The potential for overheating shall also be assessed and the noise insulation scheme shall take this into account. The approved noise insulation and ventilation scheme shall be completed before any of the dwelling units are occupied.”

In order to discharge condition 17b, we will keep a record of purchased items and submit photographic evidence of the specified products once they have been installed. Currently, we are not at this stage of build. Therefore, we would be grateful if you can leave this planning condition open until such information has been submitted.

“b) All works which form part of the approved noise mitigation scheme shall be completed before any of the relevant dwellings are occupied and shall be retained at all times thereafter. A verification report containing evidence that the agreed measures have been implemented should be submitted to and approved in writing by the City Council prior to the dwellings being occupied.”

In addition, the product specifications will differ to plots fronting the A5103. This is due to the timing of our build program against the revised edition of Part L and the introduction of new Part O of the Building Regulations. Therefore, we would like to split the information submitted in order to discharge planning condition 17a. We have all the information readily available for all plots that fall within 2013 Building Regulations (plots 184-197) and we would appreciate if you could provide your feedback and/or approval to these plots within condition 17a.

We therefore enclose the following information in order to discharge this part of the condition.

- Noise Mitigation Plan
- Window and acoustic trickle ventilation manufacturers specification sheets
- Overheating statement
- Email from our noise consultants confirming that both proposed window and acoustic trickle ventilation bars satisfy the requirements set out in our approved noise assessment (report no. P20-540-R01v3).

Please note, there has been an industry delay in the SAP software for 2021 Building Regulations and therefore, we are not able to submit our proposals for plots 104-110 and 170-176 that are highlighted within figure 7 of the noise report. We will look to get this submitted as soon as possible in order to fully satisfy planning condition 17a.

We trust that this meets your approval and look forward to hearing from you in due course.

Yours faithfully,

For and on behalf of Miller Homes Limited (NW)

Johnathon Lowe

Design Manager